

Due Diligence Report

Metrix Investment

MI-Ostego-072-280-000-327-00

Property Details

State	Michigan
County	Ostego
APN	072-280-000-327-00
Subdivision	Pencil Lake North
Legal Description	Lot 327 Pencil Lake North Sec 31 T30N R4W
Section, Township, Range	31-30N-4W
Acreage	0.51
Deed Location	Book: 1317, Page:995
Property Record Link	FetchGIS
Approximate Dimensions	207.81ft x 101.30ft x 209.54ft x 113.23ft

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Property Coordinates

Google Map Link	https://maps.app.goo.gl/2suPkHSCdGuJAjK9
Center	44°57'10.6"N 84°49'49.7"W
Northwest	44°57'10.88"N, 84°49'51.20"W
Northeast	44°57'11.45"N, 84°49'48.43"W
Southeast	44°57'10.52"N, 84°49'48.03"W
Southwest	44°57'9.82"N, 84°49'50.78"W

Property Tax

Back Taxes and Year Owe	\$0.00
Tax Liens and Year Owe	\$0.00
Assessed Value	\$3500.00

Additional Property Details

Access Road	Northwood Dr
Road Type	Paved Road
Elevation	1318ft
Terrain Type	Flat
Closest Highway	US HWY 75
Closest Major City	Detriot
Attractions	SkyBridge Michigan, Call of the Wild

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	Museum, Boyne Mountain Viewing Area
Closest Small Town	Gaylord
Nearby Schools (High school and Elementary)	Boyne Falls Public School, Grace Baptist Christian School, Concord Academy Boyne
Nearby Grocery Stores	Gordon Food Service Store, Family Fare Supermarket, Walmart Supercenter
Nearby Gas Station	Mobil, BP, Exxon

Zoning

Zoning Code / Zoning Type	SFR-Single Family Residential
Is this Property Buildable	This lot is buildable.
Is there a Structure on the Property? If yes, what type?	There is no structure on the property.
What can be built on the Property?	Single-family dwelling.
What is the minimum building size?	600sq ft
What is the maximum building height?	2 ½ Stories.

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Is the property within a flood zone area? If so, what are the setbacks? Do you need a flood insurance permit?	No flood zone data was found.
Is the property within the wetlands? If so, what portion?	No wetlands.
Is the property a part of an HOA or POA?	Yes, See the attached restrictions.
Is there a time limit to build?	The time limit to build is 1 year with a zoning permit and 6 months with a building permit.
Are there any zoning restrictions or covenants?	See the attached document.
Is water already connected to the property? If not, what type of water system is required?	A water well is needed.
Is there electricity on the property?	There is no electricity on the property.
Is there a sewer or septic installed? If not, which is required?	A septic system is needed.
Do you have any details on companies you use to set up utilities in the area?	Great Lakes Energy Co-Op 8884852537
What type of gas does this area service?	Propane
Does the county or city provide waste management services?	A private waste management service is needed.

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Property Setbacks

Front	25ft
Sides	20ft
Rear	20ft

County Website Details

Assessor Website	Property Search Otsego County, MI
Treasurer Website	Treasurer Otsego County, MI
Recorder/Clerk Website	County Clerk Otsego County, MI
Planning and Zoning Website	Planning & Zoning Otsego County, MI
GIS Website	Online Services Otsego County, MI
Assessor Contact Number	(989) 731-7413
Treasurer Contact Number	(989) 731-7564
Recorder/Clerk Contact	(989) 731-7504
Planning and Zoning Contact Number	(989) 731-7515